

## **RESULTS**

### **REGULAR MEETING OF THE PLANNING AND ZONING BOARD** **WEDNESDAY, DECEMBER 17, 2003**

**PLACE OF MEETING:** City Hall  
City Commission Chambers  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

**TIME OF MEETING:** 6:30 P.M.

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Pledge of Allegiance

Approval of November 19, 2003 Meeting Minutes

**1. Maison Saint-Antoine, LLC/ **13-P-03****  
**Old Progresso Village**

Request: Vacate 15 feet of alley lying W. of Lots 1-11,  
and E. of Lots 33-42, Block 320, Progresso,  
P. B. 2, P. 18; together with that portion of the  
alley lying N. of Tract "A", S&R Investment Co.  
Plat, P. B. 76, P. 26

Location: 600 and 700 Blocks of NW 1 Avenue and  
NW 2 Avenue

**ACTION: Approved (5-2); recommended to City Commission.**

**2. Susan Prescott **8-P-03****

Request: Vacate a portion of SW 6 Avenue  
between Lot 43, Block 13, River Section  
of Croissant Park, P. B. 7, P. 50 and Lot 24,  
Block 14, Plat of Lauderdale, P. B. 2, P. 9

Location: A portion of SW 6 Avenue between SW 10  
Street and SW 11 Street

**ACTION: Denied (0-9).**

**3. Sunrise Middle River Hotel **33-R-02****

Request:\*\* Site Plan Approval/Waterway Use/B-1  
Acreage in 36-49-42

Location: 2025 NE 10 Street

**ACTION: Deferred to February 18, 2004 regular meeting.**

4. **Calvary Chapel** 11-Z-03

Request:\* \*\* Rezone Airport, Industrial Park (AIP) to  
Community Facility (CF)  
Harris Corporation, P. B. 100, P. 15  
A portion of Tract A  
Location: 2401 N.W. 62 Street (Cypress Creek Road)

5. **Calvary Chapel** 12-Z-03

Request:\* \*\* Rezone Airport, Industrial Park (AIP) to  
Community Facility (CF)  
Vantage Industrial Park, P. B. 89, P. 1  
A portion of Parcel A  
Location: 2401 N.W. 62 Street (Cypress Creek Road)

6. **Calvary Chapel** 15-Z-03

Request:\* \*\* Rezone Airport, Industrial Park (AIP) to  
Community Facility (CF)  
Harris Corporation, P. B. 100, P. 15  
A portion of Tract A  
Location: 2401 N.W. 62 Street (Cypress Creek Road)

**ACTION: Items 4-6 deferred to January 22, 2004.**

7. **City of Fort Lauderdale** 9-T-03

Request:\* Amend ULDR Section 47-13.20, *Downtown RAC Review Process and Special Regulations* to provide requirements for the allocation of any dwelling units in excess of the 5,100 dwelling in the Downtown RAC authorized to be allocated by the City's Comprehensive Plan. These regulations are proposed to include a requirement that any development proposing to utilize any of the dwelling units in excess of the 5,100 must meet the design guidelines that are a part of the City's Consolidated Master Plan as approved by the City Commission.

**ACTION: Withdrawn by City staff.**

8. **Fifth Avenue Partners, Ltd./Bank of America** 96-R-03

Request:\*\* Signage Approval/RAC-CC  
First Federal of Broward, P. B. 94, P. 20  
Revised And Additional Plat of Stranahans's  
Subdivision, P. B. 3, P. 187  
M. A. Hottt's Subdivision, P. B. 2, P. 3  
Location: 401 E. Las Olas Blvd.

**ACTION: Approved (5-3).**

9. **Ira Lang/Jersey Mike's Subs** **83-R-03**

Request:\*\* Parking Reduction/B-1  
Coral Ridge Addition, P. B. 41, P. 47  
Block 12, S. ½ of Lot 15  
Block 12, Lots 16 & 17  
Location: 5441 N. Federal Highway

**ACTION: Approved (7-1); subject to 30-day City Commission request for review.**

10. **Alfredo Leon/The New Fort Lauderdale Group, Inc.** **94-R-03**

Request:\*\* Site Plan Approval/Cluster Homes/  
RD-15  
Lauderdale Beach Extension, Unit B,  
P. B. 29, P. 22  
Block 17, Lots 17 & 18  
Location: 2512-2520 NE 32 Avenue & 3210 NE 26 Street

**ACTION: Denied (2-6).**

11. **Mozaic 1230 LLC** **99-R-03**

Request:\*\* Site Plan Approval/Cluster Homes/RM-15  
Progresso, P. B. 2, P. 18  
Block 105, Lots 39-42  
Location: 1228-1234 NE 12 Avenue

**ACTION: Approved (4-2); subject to 30-day City Commission request for review.**

12. **Hibiscus LLC/The Grove at River Oaks** **52-R-03**

Request:\* \*\* Site Plan Approval/Mixed Use/Allocation  
of Flex Units/B-2  
Tract "D", Beta Plat, P. B. 172, P. 98-99  
Location: 1351 SR 84

**ACTION: Approved (6-0); recommended to City Commission.**

13. **For the Good of the City**

- Public Records/Annual Report (Memo #03-2283)

**ACTION: On January 22, 2004, a report will be provided to the Board regarding their ability to review projects in terms of environmental impacts for development on the Barrier Island.**

***Special Notes:***

**Local Planning Agency (LPA) items (\*)** – In these cases, the Planning and Zoning Board will act as the Local Planning Agency (LPA). Recommendation of approval will include a finding of consistency with the City's Comprehensive Plan and the criteria for rezoning (in the case of rezoning requests).

**Quasi-Judicial items (\*\*)** – Board members disclose any communication or site visit they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on quasi-judicial matters will be sworn in and will be subject to cross-examination.